

CHAPTER 13

RESIDENTIAL DISTRICT

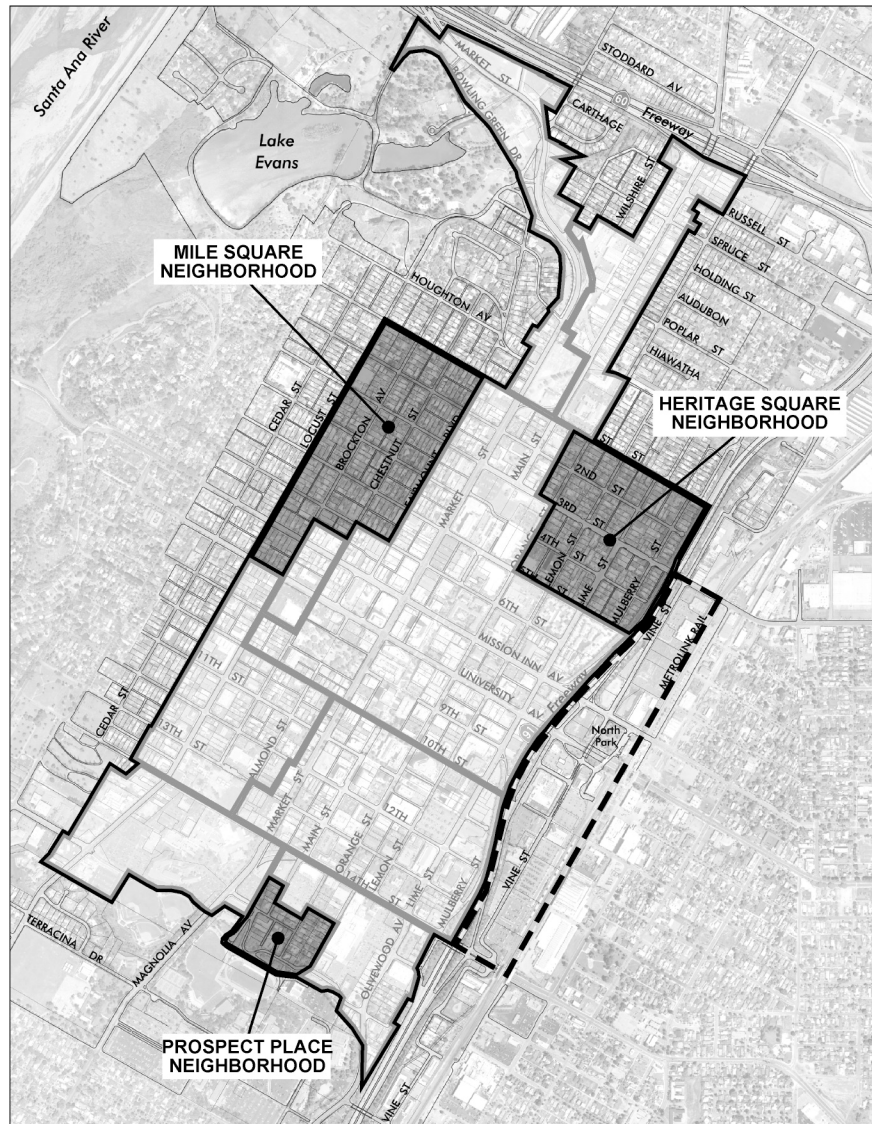
PROSPECT PLACE NEIGHBORHOOD

HERITAGE SQUARE NEIGHBORHOOD

MILE SQUARE NEIGHBORHOOD

This Chapter defines the land uses, development standards and design standards and guidelines for the Residential District. This Chapter is organized as follows:

- 13.1 Purpose
- 13.2 Permitted Uses
- 13.3 Conditionally Permitted Uses
- 13.4 Prohibited Uses
- 13.5 Development Standards for the Residential District
- 13.6 Historic Residential Architectural Styles
- 13.7 Design Guidelines for Rehabilitation and Additions for Historic Residential Structures
- 13.8 Design Guidelines for Infill Construction in Historic Residential Districts
- 13.9 Additional Design Standards and Guidelines for the Residential District



13.1 PURPOSE

The intent of the Residential District is to maintain and protect the existing character of the single-family residential neighborhoods in the Downtown, as well as preserve the historic housing stock. These neighborhoods include the Heritage Square, Mile Square and Prospect Place Residential Neighborhoods. To preserve these single-family neighborhoods as such, new multiple family residential development is not permitted and single family homes which have been subdivided into apartments are encouraged to be converted back to single-family uses. Purpose-built apartment buildings (those structures built for the purpose of multiple-family uses) are permitted to remain in this District without becoming nonconforming uses.

13.2 PERMITTED USES

The following uses are permitted in the Residential District:

- a) Existing multiple-family residential structures that were originally constructed as, and for the purpose of multiple family dwelling units. Such a permitted multiple-family residential structure may be rebuilt in similar size, at no greater density than the original use, if destroyed by fire or act of nature. Any renovation is subject to the design standards for multiple family dwellings set forth in Section 12.7 of Chapter 12.
- b) Home occupations pursuant to the standards established in the Zoning Code.
- c) Parks and open spaces.
- d) Single family dwelling units.
- e) Temporary uses pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
- f) Accessory uses, incidental and subordinate to the principal permitted use, pursuant to the requirements of the Zoning Code.
- g) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.

13.3 CONDITIONALLY PERMITTED USES

The following uses are permitted in the Residential District with a Minor Conditional Use Permit:

- a) Auxiliary dwelling units, pursuant to the standards established in the Zoning Code.
- b) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
- c) Vapor recovery systems, pursuant to the Zoning Code.

The following uses are permitted in the Residential District with a Conditional Use Permit:

- a) Child day care centers.
- b) Clubs and lodges.
- c) Expansion of nonconforming uses.
- d) Group housing.
- e) Places of worship.
- f) Public uses not permitted as a matter of right.
- g) Public utilities or installations.
- h) Senior housing pursuant to the standards established in the Zoning Code.

13.4 PROHIBITED USES

The following uses are prohibited in the Residential District:

- a) New multiple-family dwellings, either as a new structure or conversion of an existing single-family structure into multiple units, except as permitted above.
- b) Any use not specifically authorized.

13.5 DEVELOPMENT STANDARDS FOR THE RESIDENTIAL DISTRICT

All property in the Residential District shall be developed in accordance with the following standards:

13.5.1 Maximum Floor Area Ratio

The maximum floor area ratio shall be 0.5.

13.5.2 Maximum Height

The maximum building height shall be 35 feet.

13.5.3 Minimum Lot Size

The minimum lot size for new parcels shall be 7,000 square feet. The minimum lot width for new parcels shall be 60 feet, and the minimum lot depth for new parcels shall be 100 feet.

13.5.4 Front Yard Setback

The minimum front yard setback shall be 20 feet, except for the following:

- (1) Where lots comprising fifty percent or more of the frontage on one side of a street between intersecting streets are developed with front yards of a greater depth, the average of such front yards shall establish the front yard depth for the entire frontage on that side of the street within that block.

No parking is permitted in the front yard setback area, except on an approved driveway.

13.5.5 Rear Yard Setback

The minimum rear yard setback shall be 25 feet.

13.5.6 Interior Side Yard Setback

The minimum interior side yard setback shall be 10 feet on one side and 7.5 feet on the other side, except for the following:

- (1) Additions to existing structures must meet the required interior yard setbacks unless the parcel is less than 65 feet in width and was of record prior to November 23, 1956, in which case setbacks may be reduced to a minimum of 5 feet.

13.5.7 Conversion of Multi-Unit Residences to Single-Unit Residences

Existing single-family residential structures that have been legally converted or divided into multiple dwelling units are nonconforming uses and are subject to the standards established in the Zoning Code for nonconforming uses. Conversion of these structures back to single-family uses is strongly encouraged. The City Council may want to consider developing incentives, such as fee waivers, to more actively promote this.

13.5.8 Accessory Structures

Accessory structures shall be subject to the standards set forth in Chapter 19.73 of the Zoning Code.

13.5.9 Parking

Refer to Chapter 16 for off-street parking requirements and standards.

13.6 HISTORIC ARCHITECTURAL RESIDENTIAL STYLES

The following architectural styles are prevalent in the historic neighborhoods of Downtown Riverside.

13.6.1 Queen Anne Revival (1880's - 1890's)

Queen Anne buildings are characterized by complex roofs of fairly steep pitch; combinations of siding materials such as clapboard and patterned shingles; rounded and three-sided slant bays of one or more stories; towers and turrets; porches and balconies, sometimes rounded in configuration; and by the incorporation of ornamental elements such as turned wood columns and spindles, sawn bargeboards and brackets, stained and leaded glass, and molded plasterwork. Examples range from small, L-shaped cottages with a bay window on the projecting wing and a porch with a couple of columns and brackets on the perpendicular wing to two and a half story “tower houses” with a profusion of architectural elements and ornamental embellishments. Carpenter Gothic was a variant that became quite popular with wood frame churches. Eastlake or Stick influenced houses of this era are generally similar in massing, with squared bays and a linear, two-dimensional quality to their ornament.



13.6.2 Prairie (circa 1898-1920)

Frank Lloyd Wright is usually credited with the origin and development of the Prairie style home. The style was presented in stark contrast with the ornate embellishment of the Victorian era. Prairie styling is generally characterized by strong horizontal lines, overhanging flat or slightly hipped roofs with flat, enclosed soffits, and the clustering of windows into bands of three, four, or more openings.



13.6.3 American Colonial Revival (circa 1895-1925)

The American Colonial Revival went through several phases, beginning in the late nineteenth century when such features as columns, dentils, gable ends treated as pediments and double-hung sash windows were associated locally with the Queen Anne, Turn of the Century, and American Foursquare types. In the 1920's and 1930's, Colonial styling became one of the choices of the revivalist architect. Larger homes were usually two stories, with hipped or gabled roofs,



wood or brick exteriors, and a symmetrical arrangement of features. Two story structures often featured a full-length portico, and are generally referred to as Neoclassical. More common, however, was the Colonial Revival Bungalow. Usually built between 1920 and 1925, these one-story residences were side-gabled, wood-sided, with central entrances often treated as gabled porticos, and a symmetrical disposition of windows. One popular subtype combined the more formal Colonial elements such as Tuscan columns and a central entry with the more rustic Craftsman vocabulary of exposed rafters and pergolas, resulting in the “Colonial/ Craftsman” bungalows.

13.6.4 American Foursquare (circa 1898-1908)

American Foursquare houses are recognized by their square proportions, often given a horizontal emphasis by roof or siding treatments; by the nearly always present hipped roof and dormer; and by a front porch either recessed or attached, spanning all or part of the facade. Columns suggestive of the classical orders, dentils, and traditional moldings, cornerboards treated as pilasters, and boxed cornices tied these homes to the tradition of the American Colonial



Revival; they can also be referred to as a “Classic Box”. Usually a dormer that was also hipped was centered over the facade, although a front gable over a three-sided bay was also a favored variation of the basic roof form. A front porch, often recessed into the facade, was a ubiquitous element.

13.6.5 Craftsman (circa 1900-1925)

In part a reaction against the excesses, both aesthetic and otherwise, of the Victorian era, Craftsman architecture stressed the importance of simplicity, of adapting form to function, and of relating the building to both its designer through the incorporation of craftsmanship and to the surrounding landscape through its hugging of the



ground, massing and siting. It was an outgrowth of the Shingle Style and certain variants were influenced by Japanese architecture. The Craftsman bungalow was usually characterized by a rustic aesthetic of shallowly pitched overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped porches; windows, both casement and double-hung sash, grouped in threes and fours; extensive use of natural wood in the interior and for front doors; and exposed structural elements such as beams, rafters, braces, and joints. Cobblestone or brick was favored for chimneys, porch supports, and foundations. The heyday of Craftsman design was the decade between 1906 and 1916; after that the Craftsman style was simplified, often reduced to signature elements such as an offset front gable roof, tapered porch piers, and extended lintels over door and window openings. In many cases, the Craftsman style incorporated distinctive elements from other architectural styles, resulting in numerous variations.

13.6.6 Spanish Colonial Revival (circa 1915-1939)

Given impetus by the design of Bertram Goodhue and Carleton Winslow of the Pan Pacific Exposition in Balboa Park, San Diego in 1915, the Spanish style caught hold of the public imagination. In its simplest form, Spanish styling is characterized by white (usually) stucco exteriors and red tile roofs, with an occasional arched opening. More elaborate examples incorporate rejas and grilles of wood, wrought iron, or



plaster; extensive use of terra cotta and tile; and balconies and patios integrated into plans. Asymmetric massing utilizes features such as stair towers, projecting planes set off by corbelling, and a variety of

window shapes and types. During the revival eras, other regions of the Mediterranean were also used for inspiration, including Italy, France, North Africa, and the Middle East, resulting in endless variations on the stucco and tile theme.

13.6.7 English and Tudor Revivals (1920's and 1930's)

The medieval traditions of English architecture, especially those of the countryside, were also enthusiastically explored. Sometimes as simple as a bungalow with steeply pitched, offset gables and a stuccoed exterior, the English Revival could also achieve a high degree of fantasy, quaintness and charm. A favorite conceit was the incorporation of pseudo half-timbering reminiscent of the Tudor era. Also associated



with Tudor styling were leaded glass windows, openings detailed like Gothic arches, chimneys of exaggerated heights, and the use of brick and stone for all or part of the exterior.

13.6.8 Modern (circa 1921 - Present)

In its avant-garde stage the movement was known as the “International Style”. Buildings were conceived of as machines, divorced from the past, and constructed of twentieth century materials. Typical features included modular designs, executed in steel when possible, curtain walls of glass or other materials, ribbon bands of windows, flat roofs, and open plans. Subsequent generations adapted these prototypes to regional materials and climate. Rather than the black



and white palette typical of the early modern designs, later buildings of this style made extensive use of wood, weathered or stained. Shed or gable roofs, clerestory windows and accommodations such as decks and patios for an indoor/ outdoor life-style were introduced. An interpretation of this style was commonly known as Ranch and was heavily used in 1950's suburban housing tracts.

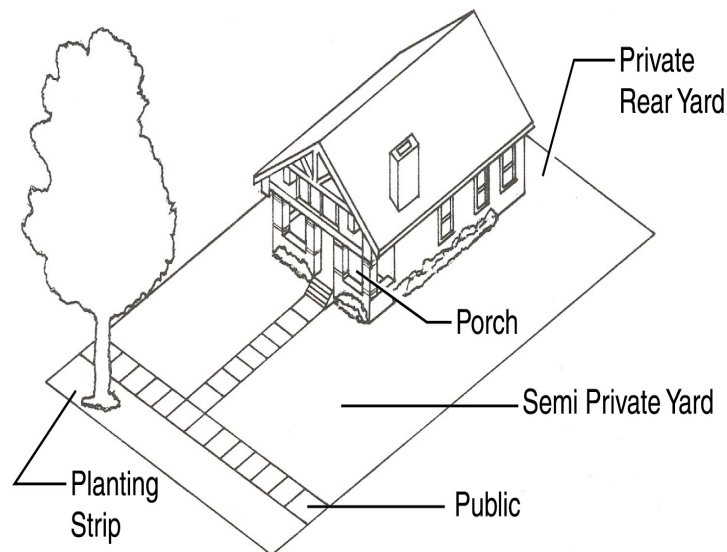
13.7 DESIGN GUIDELINES FOR REHABILITATION AND ADDITIONS FOR HISTORIC RESIDENTIAL STRUCTURES

13.7.1 Site Design

Character Defining Statement

The design of the site of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, the way a structure sits on its lot in relation to other structures and the street, and landscaping elements. While many of the historic structures in the Riverside specific plan area may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. In a few areas, transparent fencing was commonly used in front yard areas to further define these progressions. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods.



Guidelines

Landscaping and Yard Design

- (1) If historic plantings do exist, they should be preserved in their original locations. If these features cannot be preserved, they should be replaced in kind.
- (2) The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn, and nonporous ground coverings should be minimized.
- (3) Mature trees and hedges, particularly street trees in the public planting strip, should be preserved whenever possible.
- (4) Historic topographic features should be preserved whenever possible. For instance, leveling or terracing a lot that was traditionally characterized by a steep hillside is not appropriate.



Historic Structure with front yard

Site Design, Fencing, and Retaining Walls

- (1) If historic retaining walls or fences exist, they should be preserved in place. If they must be removed, they should be replaced in kind. Such features should be maintained at their historic heights, and not extended upward to form privacy screens.



Appropriate front yard fence

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- (2) New fences should be in character with those seen historically:
- Unpainted wood fences are generally inappropriate for front and side yard areas.
 - Front and side yard fencing should be low (less than three feet in height) and transparent. Wood fencing in these areas might be appropriate to Craftsman or Queen Anne structures, and traditionally detailed wrought iron fencing to Queen Anne structures. Simple or elaborate wrought-iron fencing might be appropriate for Spanish Colonial Revival style structures.
 - Rear yard fencing for privacy, such as opaque wood fencing, may be appropriate.
 - Chain link should not be used in locations visible from the street.



Inappropriate Metal Fencing

Parking Areas

- (1) Parking areas and driveways should be located to the side or rear of a residential structure.
- (2) Front yard areas should not be used for parking.
- (3) If new parking areas are to be located on a site to accommodate multiple vehicles, these areas should be screened from public view by appropriate fencing or planting strips.



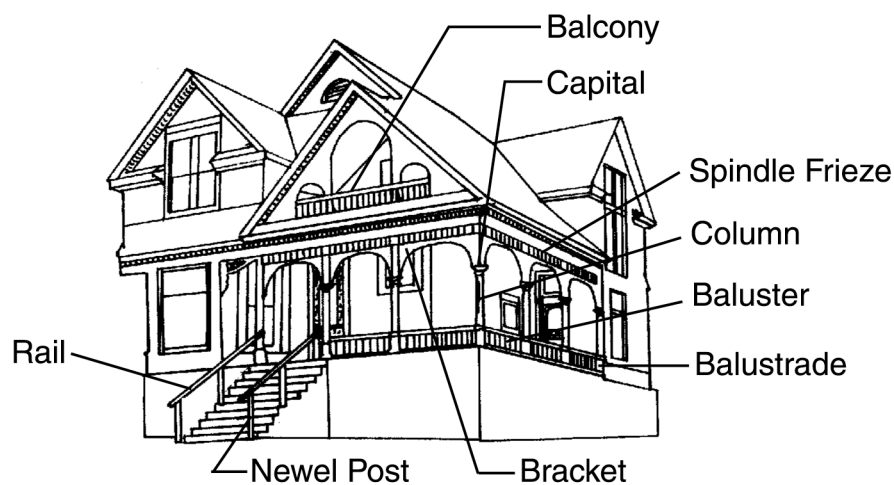
Traditional Driveway Location

13.7.2 Porches

Character Defining Features

Historically, residential porches in their many forms—stoops, porticos, terraces, or verandas—served many functions. They defined a semipublic area to help mediate between the public street areas and the private area within the home; they provided a sheltered outdoor living space in the days before reliable climate controls; and they provided an architectural focus to help define entryways and allow for the development of architectural detail. Porches are therefore a major character-defining feature of most historic residential buildings, and their preservation is of great importance. Retaining porches can also make economic sense, because the shade provided by a porch may greatly reduce energy bills.

THE ANATOMY OF A PORCH:



Guidelines

- (1) Preserve historic porches in place. Removal or enclosure of porches is inappropriate. Enclosure of part of an historic porch is also inappropriate.
- (2) Preserve decorative details that help to define an historic porch. These include balusters, balustrades, columns, and brackets.
- (3) Preserve the roof form and eave depth of an historic porch.



Inappropriate Porch Enclosure



Inappropriate Column Alterations

- (4) Additional porch elements should not be added if they did not exist historically.
 - For instance, the addition of “gingerbread” brackets to a simple, vernacular style porch is inappropriate.
 - In many instances, historic porches did not include balustrades, and these should not be added unless there is evidence that a balustrade existed on a porch historically.

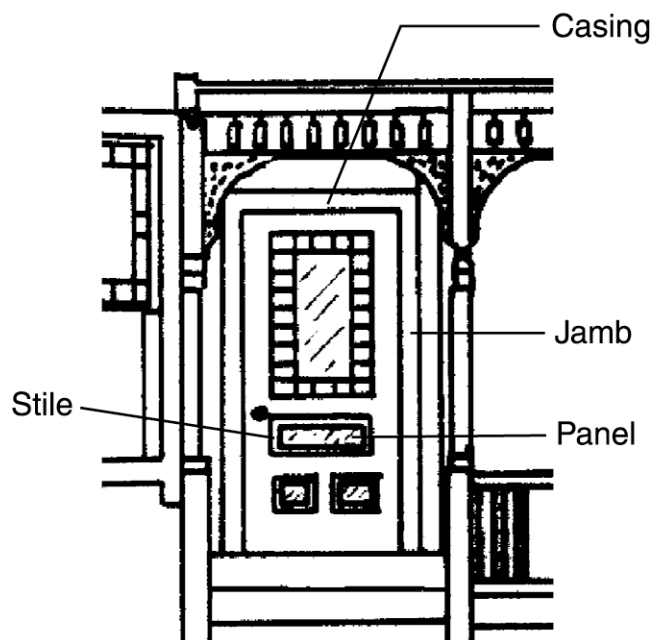
13.7.3 Openings

Character Defining Features

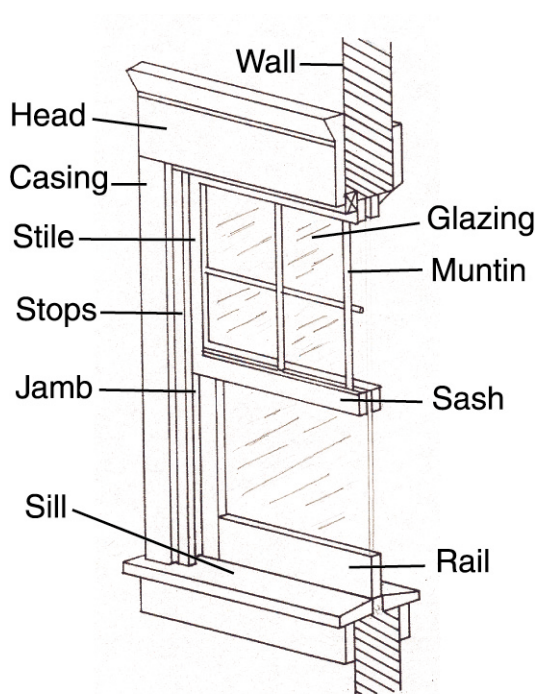
The pattern of windows, doors, and other openings on the facades of an historic structure strongly defines the character of the structure's design. Changing these elements in an inappropriate manner has a strong negative impact on the historic character of the structure. These openings define character through their shape, size, construction, arrangement on the facade, materials, and profile.

Maintaining historic windows and doors often makes good economic sense, as they typically had a much longer life span than modern replacement windows. If you are thinking about replacing your historic windows or doors, please consult **Rehab Riverside Right** for suggestions on simple, inexpensive repairs which might extend their useful life. For instance, replacing single panes with double glazing or by adding storm windows or doors, you can increase energy efficiency while still preserving both the historic character of a structure and saving money!

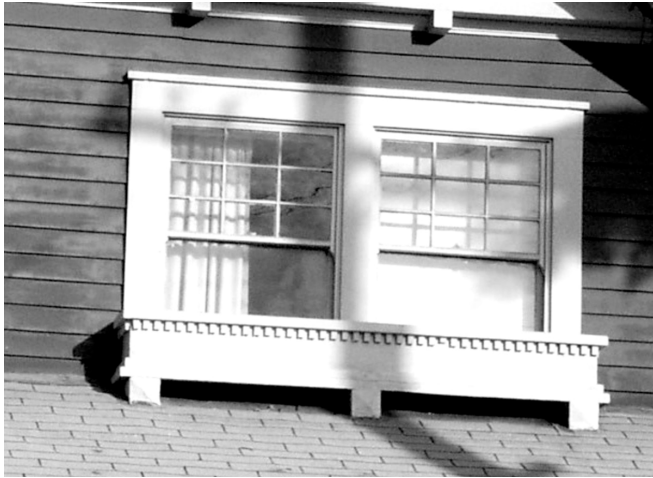
ANATOMY OF A DOOR



ANATOMY OF A WINDOW



Common Historic Window Types



Nine over One Double-hung Windows



Diamond Paned Casement Windows



Casement windows



One over One Double Hung Windows

Guidelines

- (1) The arrangement of historic openings of a facade should be maintained.
- (2) The size and proportions of historic openings on a facade should be maintained.
 - Filling in or altering the size of historic openings, especially on primary facades, is inappropriate.
 - Adding openings to historic facades is also inappropriate.



Inappropriate Window Replacement



Inappropriate Window Infill

- (3) Preserve the materials and design of historic windows and doors and their surrounds.
 - Repair windows or doors wherever possible instead of replacing them.
 - When replacement of these windows is necessary, replacement windows should match the historic windows in size, shape, arrangement of panes, materials, method of construction, and profile.
- (4) If energy conservation is the goal, interior (preferred) or exterior storm windows or doors, not replacement windows or doors, should be utilized.

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- (5) Awnings and shutters should be similar in materials, design, and operation to those used historically. Awnings and shutters should only be utilized on openings in structures where their use was likely in historic periods.



Appropriate Awnings



Inappropriate Awning



Appropriate Shutters



Inappropriate Shutters

- (6) Burglar or safety bars should be used only on secondary facades. Bars should match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.



Inappropriate Security Bars

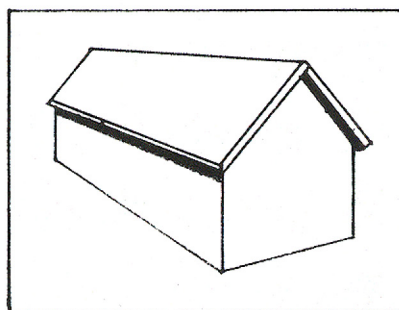
13.7.4 Roofs

Character Defining Features

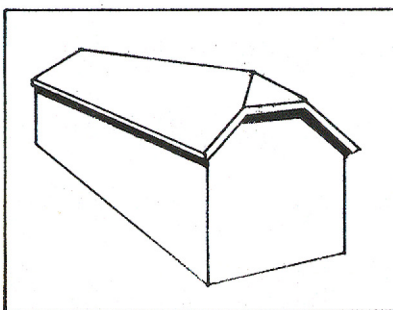
The character of the roof is a major feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof.

Characteristics of Historic Roofs

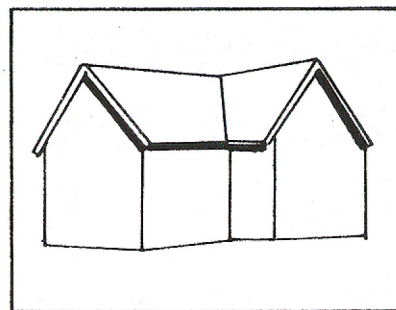
Most of Riverside's historic residential structures originally had shingle, shake, or tile roofs. In addition, many of the architectural styles common in Riverside's historic neighborhoods are defined by roof treatments: the Craftsman style by low hanging eaves and exposed rafter tails, and the Spanish Colonial or Mission Revival by its terra-cotta tile roofs.



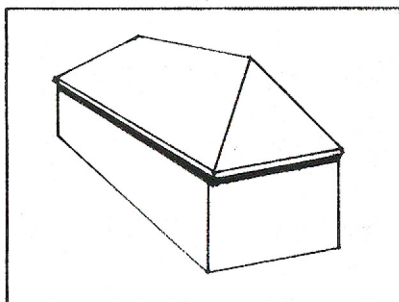
Gabled roof



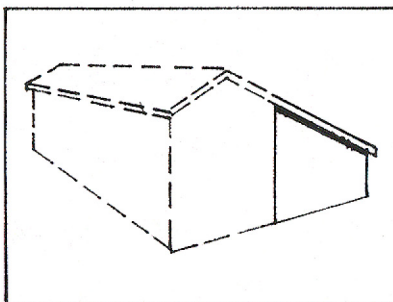
Clipped Gable



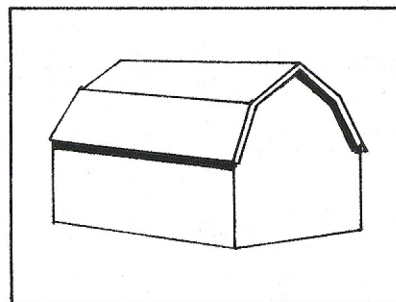
Cross-Gabled roof



Hipped roof



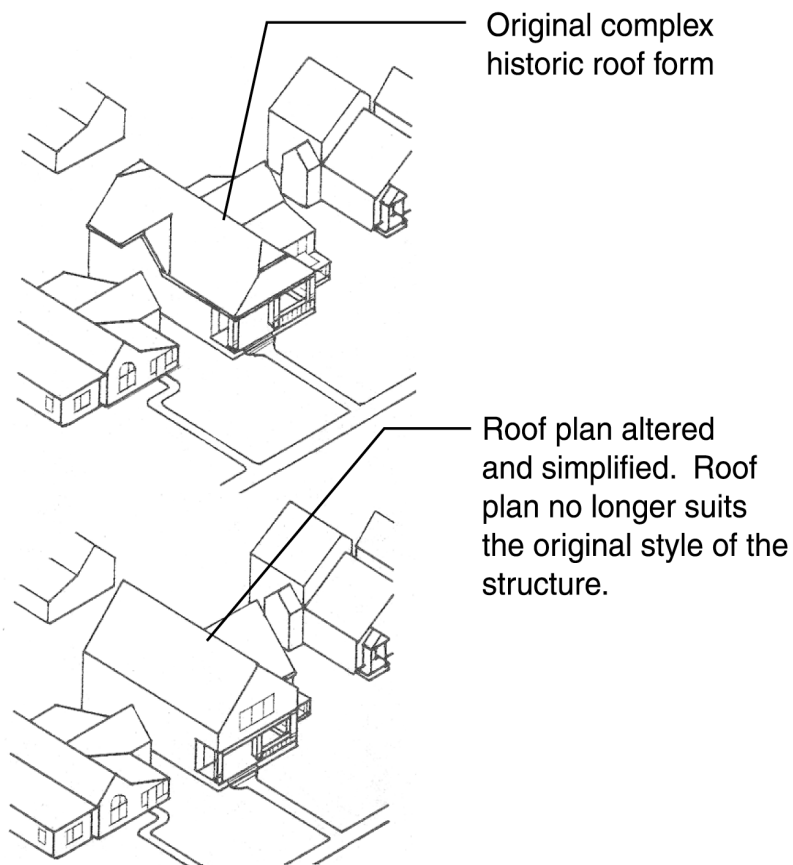
Shed roof



Gambrel

Guidelines

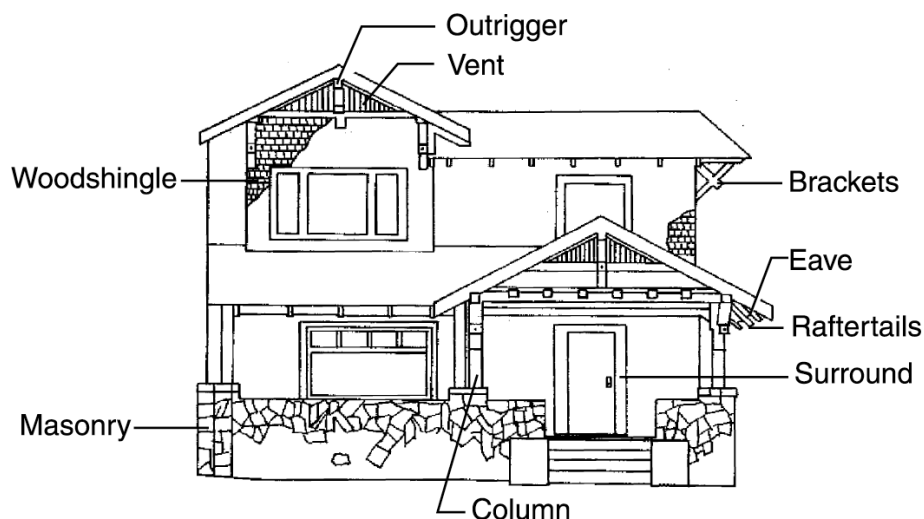
- (1) Preserve the historic roof form.
- (2) Preserve the historic eave depth and configuration.
- (3) Historic specialty roofing materials, such as tile or slate, should be preserved in place or replaced in kind.
- (4) Replacement roof materials should convey a scale, texture, and color similar to those used originally.
 - Very light colored asphalt shingle is generally inappropriate
 - Earth tones, such as rusty reds, greens, and browns, are generally appropriate.
- (5) Roof and eave details, such as rafter tails, vents, built in gutters and other architectural features, should be preserved.



13.7.5 Architectural Details and Building Materials

Character Defining Features

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the scale of wood shingle siding is so distinctive from the early Craftsman period, it plays an important role in establishing the scale and character of these historic buildings. In a similar way, the color and finish of historic stucco is an important feature of Mission Revival homes.



Architectural details add visual interest, distinguish certain building styles and types, and they often showcase superior craftsmanship and architectural design. Features such as lintels, brackets, and columns were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well.

Guidelines

- (1) Preserve original building materials and architectural features.
- (2) Deteriorated materials or features should be repaired in place, if possible.
- (3) When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials and design.
- (4) Materials, such as masonry, which were not originally painted should remain unpainted.
- (5) Original building materials and details should not be covered with stucco, vinyl siding, or other materials.



Inappropriate Stucco has been added to this historic structure, covering the wood cladding

13.7.6 Additions and New Outbuildings

Nothing can alter the appearance of an historic structure more quickly than an ill-planned addition. Additions can not only radically change the appearance of a structure to passersby, but can also result in the destruction of much significant historic material in the original structure. Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving their historic character and materials.

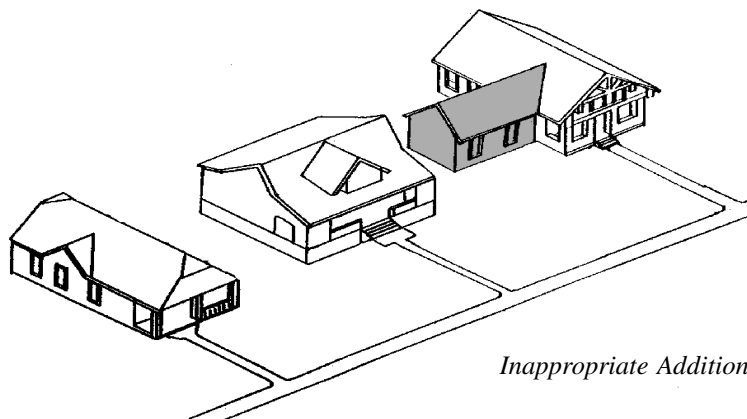
Historically, outbuildings such as garages, sheds, and other utility structures were utilitarian in design and, although they may have echoed the architecture of the main structure, they were inevitably much simpler in design and materials. Existing historic outbuildings should be treated in accordance with the preceding guidelines for rehabilitation.



Inappropriate Addition to Front Facade

Guidelines

- (1) Additions should be located in the rear of the structure whenever possible, away from the main architectural facade.
- (2) Additions should be compatible in size, and scale with the original structure, although subordinate in massing. Two story additions to one story buildings are strongly discouraged.
- (3) Additions should use similar finish materials and fenestration patterns as the original structure.
- (4) Addition roofing forms and materials should echo those of the original structure.
- (5) Rooftop additions should be located to the rear of the structure.
- (6) New outbuildings should resemble historic outbuildings in the area in size, massing, and roof forms. Generally, shed or gable roofs were most common.
- (7) New outbuildings should be clearly subordinate to the main structure in massing and style.
- (8) New outbuildings should be located to the side or rear of the main structure.



Inappropriate Addition in Side Yard

13.8 DESIGN GUIDELINES FOR INFILL CONSTRUCTION IN HISTORIC RESIDENTIAL DISTRICTS

13.8.1 Location and Site Design

The spacing and location of historic structures within an historic neighborhood usually establish a rhythm that is essential to the character of the neighborhood. Generally, residential structures in the Downtown Specific Plan Area are set back from the street by about 20 feet of planted yard, and are spaced apart from each other with side yards 5-10 feet. This vocabulary of front yards and side yards must be maintained by new construction within historic neighborhoods so that the character of these neighborhoods is not lost.

Guidelines

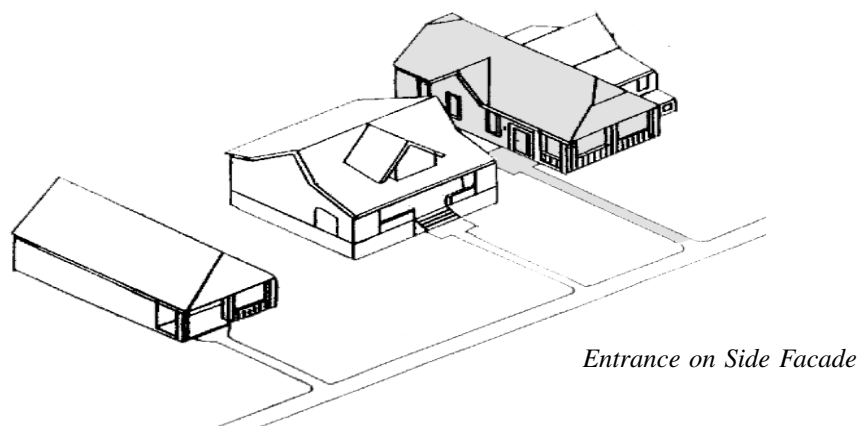
- (1) New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located.
- (2) Front and side yard areas should be largely dedicated to planting areas. Large expanses of concrete and parking areas in the front and side yards are not allowed.
- (3) Paving and parking areas should be located to the rear of new residential structures.

13.8.2 Massing and Orientation

The height and massing of historic structures in an intact historic neighborhood will generally be fairly uniform along a blockface. Nearly all historic residential structures were designed to present their face to the street and not to a side or rear yard.

Guidelines

- (1) New residential structures should harmonize in style and massing with the existing historic structures in surrounding blocks. For instance, a narrow 2.5-story structure should not be built in a block largely occupied by 1-story bungalows.
- (2) New residential structures should present their front door and major architectural facades to the primary street, and not to the side or rear yard.



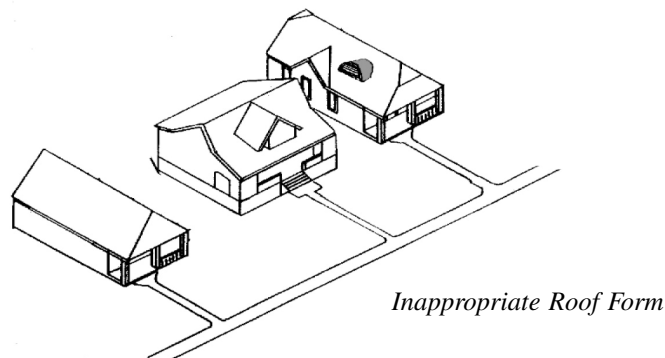
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- (3) On corner lots, two architectural facades with a corner entry may be appropriate in some cases.
 - (4) A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.

13.8.3 Roof Forms

It is often true that the structures on one block of an historic neighborhood share a common architectural style. This common style frequently is articulated by a common roof form, which helps establish a common character for the block.

Guidelines

- (1) New residential structures should echo the roof forms of the surrounding historic structures in areas with a common architectural style.
- (2) Very highly pitched roofs and flat roofs were uncommon in most single-family residences in Downtown Riverside historically and should be avoided for new residential construction.
- (3) Roofing materials should appear similar to those used traditionally in surrounding historic residential structures.

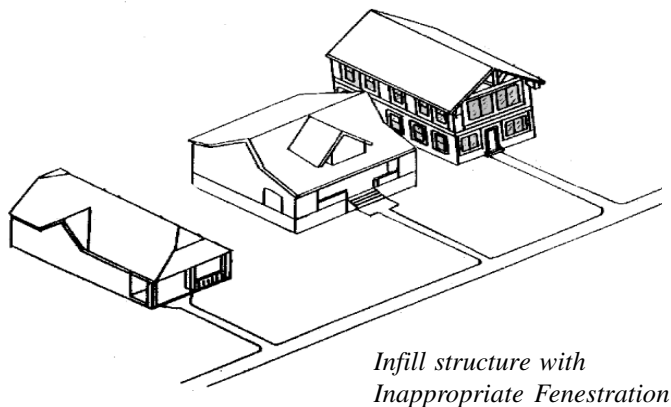


13.8.4 Fenestration and Doorways

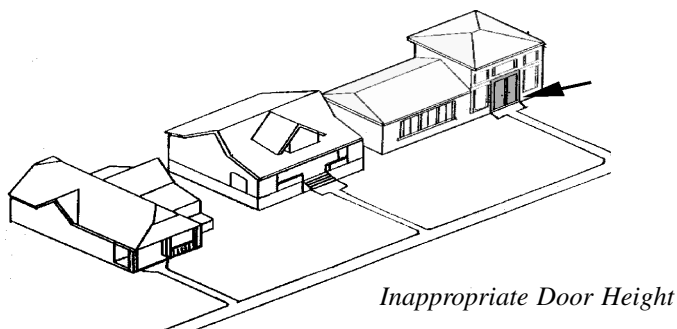
The pattern of windows, doors, and other openings on the facades of an historic structure strongly define the character of the structure's design. These openings define character through their shape, size, construction, arrangement on the facade, materials, and profile. Repetition of these patterns in the many historic structures of an historic district helps to define the distinctive historic character of the area. It is important, therefore, that new construction in these areas reflect these basic historic design patterns.

Guidelines

- (1) New construction should have a similar facade solid-to-void ratio to those found in surrounding historic structures. Generally, large expanses of glass are inappropriate.
- (2) Windows should be similar in shape, scale, materials, and construction to those found in surrounding historic structures.
- (3) Dormers should be similar in scale to those found on existing historic structures in the area.
- (4) Front entryways should be located on the front facade of a new structure, facing the street.
- (5) The placement of a porch to define the front entryway is encouraged.
- (6) Porches on new construction should be similar to those found on historic residential structures in the area, especially in size and height.



Porch Marking Entryway



13.8.5 Materials and Details

Traditionally, the materials used to form the major facades of a residential structure were intended to work in harmony with the architectural details of the building to present a unified architectural style. Often, this style is repeated with subtle variations on many structures within an historic district. It is essential that new construction within an historic area reflect the character of the area by reflecting the vocabulary of materials and design details which help to form the district's character.

Guidelines

- (1) New construction should incorporate materials similar to those used traditionally in historic structures in the area.
- (2) Materials used in new construction should be in units similar in scale to those used historically. For instance, bricks or masonry units should be of the same size as those used historically.
- (3) Architectural details such as newel posts, porch columns, rafter tails, etc., should echo, but not exactly imitate, architectural details on surrounding historic structures.



Appropriate Simplified Architectural Detail



Inappropriate Material Scale

13.8.6 Relocating Historic Structures



In most cases, the proposed relocation of an historic structure to a location within an historic district should be evaluated in much the same way as a proposed new infill construction project. There are, however, several additional considerations that should be taken into account when evaluating this type of project to ensure that the historic importance of both the structure to be moved and the district in which it will be relocated are preserved.

- (1) If feasible, relocation of a structure within its original neighborhood is strongly preferred.
- (2) Relocation of the structure to a lot similar in size and topography to the original is strongly preferred.
- (3) The structure to be relocated should be similar in age, style, massing, and size to existing historic structures on the blockfront on which it will be placed.
- (4) The structure to be relocated should be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot.
- (5) A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- (6) Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the preceding Rehabilitation Guidelines.
- (7) The appearance, including materials and height, of the new foundations for the relocated historic structure should match those original to the structure as closely as possible, taking into account applicable codes.

13.9 ADDITIONAL DESIGN STANDARDS AND GUIDELINES FOR THE RESIDENTIAL DISTRICT

The intent of the design standards and guidelines for the historic residential neighborhoods within Downtown Riverside is to preserve and reinforce the historic and residential character of the district. For standards and guidelines for renovation of multifamily housing, please refer to Section 12.7 in Chapter 12: Market Street Gateway District.

13.9.1 Site Planning

Vehicular Access and Parking

- (1) On site parking should be located to the rear of the building and accessed by alleyways wherever they exist.

Pedestrian Access

- (1) Entry walks from the sidewalk to the front door should reflect the residential character of the neighborhood. The width of the entry walks should not exceed five feet.
- (2) Use varied paving textures and or elevation changes to define entrances, pedestrian areas, crosswalks, etc.

Driveways

- (1) The width of driveways should be minimized (maximum 12 feet) while providing adequate room to maneuver vehicles. Use of Hollywood drives (middle planting strips) and open pavers is permitted.

13.9.2 Architecture

Scale

- (1) Maintain privacy between houses by locating balconies, porches, windows, etc., away from similar existing spaces in the adjacent properties.
- (2) New residential structures should be designed to incorporate passive and active solar cooling techniques, wherever possible.

Garages

- (1) Minimize the visual impact of garages along the street for existing structures.
- (2) For new structures, garages should be located to the rear of the lot behind the rear building wall of the residence. If access via an alleyway is available, place garages behind buildings with access from the alleys.
- (3) Garage doors should be recessed into the garage door opening. Instead of a flat door, multi-panels should be used to break down the scale of the garage doors.
- (4) All garage doors should be designed to have an attractive appearance. Strong shadow lines should be created around the garage face by recessing the door six inches to a foot behind the adjacent building plane. Another option is to add a trellis that extends at least two feet over the garage face such that it adds strong shadows on the garage door face.

13.9.3 Landscaping

The front yard space can be perceived of as a “garden room” that adds a semiprivate space in the front of the house. This “garden room” contributes to the streetscape by adding visual interest to the neighborhood and the passerby. More importantly, it provides usable space that complements the home and adds character and value to the home.

Plant Types

- (1) Plant types should be typical of residential plantings, with an emphasis on lawn in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.
- (2) Clinging vines should be grown to cover large expanses of blank walls.

Relationship to Development

- (1) The public parkway along the street should be landscaped and maintained.
- (2) Design the front yard in keeping in with the architectural character of the house.
- (3) Include and preserve landscaping throughout the site. Preserve mature trees wherever possible.
- (4) Pathways and pergolas and trellises that are in character with the architectural style of house to add interest are encouraged.
- (5) If low garden structures (for example, a water fountain or sign base) are being installed, select and use materials that reflect the material palette of the house.

